



Department of Development Services
Planning Division
Meeting Minutes of the
Planning & Zoning Commission
(Approved)

**REGULAR MEETING OF THE PLANNING & ZONING COMMISSION
TUESDAY, MARCH 23, 2010**

Commissioners Present

Sandra Bobowski
Temple Shannon
David Blatt
John Lupo, Jr.
Edwin Vargas, Jr.
Gerry Pleasant, Alternate

Staff Present

Roger J. O'Brien
Kim Holden
Don Chapman
Jonathan Mullen
Jillian Hockenberry

Commissioners Absent

David Jorgensen, Alternate

Chairperson Bobowski called the meeting to order. She appointed Commissioner Pleasant to fill the vacancy.

I. Public Hearing

- a. 9, 11, and 32 Seymour Street and 149, 151, 155 and 177 Retreat Avenue – Special Permit Application for Construction of a parking garage on Retreat Avenue. Applicant- Hartford Hospital.**

Commissioner Bobowski opened the public hearing. Roger O'Brien read the public notice.

Mr. O'Brien stated that this application had gone before the Design Review Board on February 23, 2010 and recommendations were made to revise the drawings. He stated that revised drawings were not submitted in time therefore the applicant requested that they not go forward at this meeting.

On a motion made by Commissioner Lupo, Jr., and seconded by Commissioner Vargas, Jr., the application was continued until the March 30, 2010 special meeting.

All of the Commissioners voted in favor of the motion.

- b. 111 and 135-137 Homestead Avenue & 314, 315, 319 and 325 Sigourney Street- Application for Zoning Map Change from C-1 to B-3 as depicted on the map filed at the Office of the Town and City Clerk.**

Commissioner Bobowski opened the public hearing. She read the rules of conduct.

Principal Planner Don Chapman presented a summary of the application. He discussed the history of the site as well as why the City of Hartford Redevelopment Agency is proposing to change the zoning. He stated that staff recommends approval of the application.

Commissioner Blatt asked about the zoning in the surrounding areas. Mr. Chapman stated that it is a mixture of commercial and industrial areas with C-1, I-2 and B-3 zoning districts.

Mr. O'Brien stated that the Redevelopment Agency is proposing the zone change in order to put in place the proper tools for anyone responding to an RFP. He stated that the proposed zoning districts would be necessary to develop the area for linear business.

The public hearing was closed.

c. 1429 Park St - Amendment to a Special Permit to add 8 housing units for a total of 64 housing units, eliminating the use of the parking area on 17-35 Bartholomew Avenue, and adding 72 parking spaces on the basement floor of the building. Applicant- 1429 Park St LLC

Mr. O'Brien stated that the project was originally approved in 2006 and that the applicant is now proposing a different parking design in exchange for more housing units. He stated that the applicant had agreed to post a bond for the items that had not been completed from the original approval. Finally, he stated that the applicant is not ready to go forward at this meeting so he ask that the Commission continue the public hearing until the April 13, 2010 meeting.

On a motion made by Commissioner Lupo, Jr., and seconded by Vargas, Jr., the application was continued until the April 13, 2010 regular meeting.

d. 39 Jennings Road- Approval of location for used car sales. Applicant – Affordable Car and Truck Sales LLC.

Commissioner Bobowski opened the public hearing.

Mr. O'Brien read the public notice. Commissioner Bobowski read the rules of conduct.

Principal Planner Jonathan Mullen presented a summary of the application. He discussed the background of the site as well as the recommended conditions of approval.

Mr. Mullen stated that there is an eight foot fence that goes around the perimeter of the property and that staff has not recommended that it be removed despite what the regulations say because the adjacent City owned property has a matching fence.

Damion Gardner, the applicant, stated that many improvements have been made to the site aside from paving the parking lot.

Commissioner Pleasant confirmed that the eight foot fence will remain. Mr. O'Brien stated that the fence could be considered grandfathered and that they would rather have the applicant spend his money on a good drainage plan rather than take down the existing fence to replace it with a four foot fence.

Commissioner Pleasant asked when the City had purchased the adjacent property. Glenn Geathers of the Redevelopment Agency stated that the land was bought in 1968 and that the Agency is now working with a neighboring business to redevelop it.

Commissioner Bobowski confirmed with Mr. Gardner that he was agreeable to the recommended conditions of approval.

The public hearing was closed.

e. 353, 359, and 415 Granby Street - Wetlands Application. Sewer separation project within a 100 foot upland review area. Applicant- The Metropolitan District Commission

Commissioner Bobowski opened the public hearing.

Mr. O'Brien read the public notice. Commissioner Bobowski read the rules of conduct.

Principal Planner Jonathan Mullen presented a summary of the application. He discussed the type of wetlands located in the area, the impact of the proposed project on the wetland and stated that staff recommends approval of the application.

Michael Mancini, of the Metropolitan District Commission, briefly discussed the Clean Water Project as well as the tunneling methods that will be used. He stated that any sidewalk or road that is disturbed as a result of the project will be replaced.

Mareth McCrory, of 321 Granby Street, asked if this project would prevent her basement from flooding. Dave Prochett, of Tighe & Bond, Inc. stated that it may not help in the event of a 100 year rain storm but that it will significantly improve the conditions of the project area by minimizing basement and street flooding.

The public hearing was closed.

f. Farmington Avenue between Sherman Street and Marshall Street- Sewer separation project within a 100 foot upland review area. Applicant- The Metropolitan District Commission

Commissioner Bobowski opened the public hearing.

Principal Planner Jonathan Mullen presented a summary of the application. He discussed the type of wetlands located in the area, the impact of the proposed project on the wetland and stated that staff recommends approval of the application.

Mr. Mancini stated that the reason for this project is because the West End Civic Association had approached the MDC to let them know about the Farmington Avenue streetscape project. After the MDC researched the water main in the area it was found that the project could be accelerated in order to coordinate with the streetscape project.

Mr. O'Brien asked about the schedule of the project. Mr. Mancini stated that it will take one construction season which would be approximately one year.

The public hearing was closed.

II. Regular Meeting

a. Consideration of the Public Hearing Items

i. 111 and 135-137 Homestead Avenue & 314, 315, 319 and 325 Sigourney Street- Application for Zoning Map Change from C-1 to B-3 as depicted on the map filed at the Office of the Town and City Clerk.

On a motion made by Commissioner Lupo, Jr., and seconded by Commissioner Vargas, Jr., the following resolution was approved:

Whereas, On June 18, 1998 the Hartford Redevelopment Agency ("HRA") approved the Redevelopment Plan (the "Plan") for the Sigourney/Homestead Project and on June 22, 1998, the Court of Common Council of the City of Hartford approved the Plan; and

Whereas, The City of Hartford is seeking a zoning map change from C-1 Commercial to B-3 Linear Business District as a means to facilitate the redevelopment of parcels affected by the Plan while recognizing the need for more suitable redevelopment opportunities in harmony with current conditions; and

Whereas, The applicant's request for a zoning map change from the C-1 zoning district to the B-3 zoning district is reflective of the declining industrial and commercial uses along the homestead corridor. The applicant's proposal in keeping with the prevailing trends and the intent of the proposed Plan of Conservation and Development and is consistent with the current adopted Land Use Plan.

Now Therefore Be It,

Resolved, The City of Hartford Planning and Zoning Commission approves the zoning map change for the properties located at 111 and 135-137 Homestead Avenue, and 314, 315, 319 and 325 Sigourney Street from the C-1 zoning district to the B-3 zoning district, with an effective date of March 23, 2010, ; and

And Be It Further,

Resolved, This Twenty-Third day of March 2010

The following Commissioners voted affirmatively: Bobowski, Lupo, Jr., Shannon, Blatt, Vargas, Jr., and Pleasent.

The Commission agreed that the zone change would be effective 10 days from the meeting, which would be April 1, 2010.

ii. 39 Jennings Road- Approval of location for used car sales. Applicant – Affordable Car and Truck Sales LLC.

On a motion made by Commissioner Lupo, Jr., and seconded by Commissioner Vargas Jr., the following resolution was approved:

Whereas, The applicant has requested an Approval of Location to operate a used car sales at 39 Jennings Road under Section 14-54 of the Connecticut General State Statutes; and

Whereas, The proposed business is located in an industrial zone which is an appropriate location for the use; and

Whereas, The proposed business is a continuation of an existing use; and

Whereas, The applicant will pave the designated areas as shown on the site plan; and

Whereas, The applicant will submit a drainage plan for review by the Planning Department to ensure zero net runoff at the site; and

Whereas, The proposed business will not have an adverse impact in the immediate area in terms of traffic and access; Now, Therefore Be It

Resolved: That the Planning and Zoning Commission approves the application for an Approval of Location to operate a Used Motor Vehicle Dealership at 39 Jennings Road as shown in the site plan entitled “Site Plan For: Damion Gardner Affordable Cars and Trucks # 39 Jennings Road and Leibert Road Hartford, Connecticut”, prepared by Flynn & Cyr Land Surveying LLC, 1204 Farmington Avenue, Berlin CT 06037; dated December 4 2009, with the following conditions;

1. The applicant paves the area designated for parking as described on the site plan submitted
2. The applicant submits a drainage plan by a CT licensed engineer certifying that there will be no net run off created by the new pavement.
3. The applicant submits a lighting plan for the lot.
4. All unregistered trailers are removed from the lot.
5. The outdoor storage area is fenced and screened.

6. All repair work will occur inside the structure.
7. Discarded, disassembled and loose parts or refuse will be stored inside the structure or in an enclosed or screened area outside the structure.
8. Inoperable vehicles will be stored inside the structure.
9. All vehicles being repaired shall be stored inside overnight.
10. All parking spaces are clearly striped and numbered.
11. The sign forward of the building line on the Jennings Road frontage is brought into compliance with the City of Hartford Zoning Regulations.

And Be It Further

Resolved: That the Director of Planning is authorized to sign the site plan and the K-7 State of Connecticut form provided that any work required will be secured by a performance bond.

Resolved: This twenty third day of March, 2010

The following Commissioners voted affirmatively: Bobowski, Lupo, Jr., Shannon, Blatt, Vargas, Jr., and Pleasent.

iii. 353, 359, and 415 Granby Street - Wetlands Application. Sewer separation project within a 100 foot upland review area. Applicant- The Metropolitan District Commission

On a motion made by Commissioner Vargas, Jr., and seconded by Commissioner Lupo, Jr., the following resolution was approved:

Whereas, The Planning and Zoning Commission, in its capacity as the City's Inland Wetlands Agency has reviewed the wetlands application to install a new storm water drain between Granby Street and an existing drainage structure on property owned by the City of Hartford Board of Education (Weaver High School athletic field – 415 Granby Street) in the 100 foot upland review area for wetlands located adjacent to the property located at 353 Granby Street; and

Whereas, The proposed construction will take place entirely within the 100 foot upland review area; and

Whereas, The hydraulic jacking method will be used to install the storm drain; and

Whereas, There will be approximately 1060 square feet of temporary disturbance to the 100 foot Upland Review Area; and

Whereas, Silt fencing and soil stabilization techniques will be used to protect areas out side the work area from disturbance; and

Whereas, All temporary disturbances will be restored to pre-existing conditions upon completion of installation; and

Whereas, The proposed project will have a minimal impact on the wetlands; Now Therefore Be It

Resolved: The City of Hartford Planning and Zoning Commission, in its capacity as the City's Inland Wetlands Agency, hereby approves the wetlands permit to install a new storm water drain between Granby Street and an existing drainage structure on property owned by the City of Hartford Board of Education (Weaver High School athletic field – 415 Granby Street) in the 100 foot upland review area for wetlands located adjacent to the property located at 353 Granby Street as depicted in the submission package entitled “ Granby Street Area Sewer Separation Project 2/5 Inland Wetlands and Watercourses Application” prepared by Tighe & Bond Inc, 53 Southhampton Road, Westfield MA, 01085, dated January 8, 2010.

Resolved: This twenty third day of March, 2010

The following Commissioners voted affirmatively: Bobowski, Lupo, Jr., Shannon, Blatt, Vargas, Jr., and Pleasant.

iv. Farmington Avenue between Sherman Street and Marshall Street- Sewer separation project within a 100 foot upland review area. Applicant- The Metropolitan District Commission

On a motion made by Commissioner Blatt, and seconded by Commissioner Vargas, Jr., the following resolution was approved:

Whereas, The Planning and Zoning Commission, in its role as the Inland Wetlands Agency has, under Section 9.1 of the Inland Wetlands and Watercourses Regulations, reviewed an application for a wetlands permit to replace, in kind, two 16 inch insulated water mains strapped to the Park River Conduit in the 100 Upland Review Area ; and

Whereas, The proposed construction will take place above the Park River Conduit and entirely within the 100 foot upland review area; and

Whereas, The soil erosion and sediment control plan submitted indicates that best practices will be used for this project; and

Whereas, All trenching for the project will be filled and paved to pre-existing conditions; and

Whereas, The proposed project will have a minimal impact on the Park River; Now Therefore Be It

Resolved: The City of Hartford Planning and Zoning Commission, in its capacity as the City's Inland Wetlands Agency, hereby approves the wetlands permit to replace, in kind, two 16 inch insulated water mains strapped to the Park River Conduit in the 100 Upland Review Area as shown in the submission package entitled “Farmington Avenue Water Main / Storm Drain Stub Project 1A Inland Wetlands

and Watercourses Application” prepared by Tighe & Bond Inc, 53 Southhampton Road, Wesfield MA, 01085, dated January 8, 2010.

Resolved: This twenty third day of March, 2010

The following Commissioners voted affirmatively: Bobowski, Lupo, Jr., Shannon, Blatt, Vargas, Jr., and Pleasent.

b. Site Plan Review

i. 269 Flatbush Avenue- Construction of a single-family dwelling. Applicant- Chandra Khargie. R-4 district.

Chief Staff Planner Kim Holden stated that the application was not ready to move forward because the applicant had not submitted the proper site plan.

The application was tabled.

ii. 2 West Clay Street- Construction of a single-family dwelling. Applicant- Habitat for Humanity. R-3 district.

A discussion occurred amongst the Commissioners regarding a 6’4” porch requirement for Habitat for Humanity houses.

Mr. O’Brien stated that he was informed that many of the Habitat for Humanity properties are tax delinquent therefore the City cannot issue any permits until that gets resolved.

Junior Planner Jillian Hockenberry presented a summary of the application. She discussed the recommended conditions of approval and stated that staff is recommending approval of the application.

Burt Mitchell, the applicant, discussed some of the issues that he had with the recommended conditions of approval because of cost. He also stated that a window would not be feasible on the first floor of the left elevation because of the location of the staircase. It was agreed that a decorative window could be added to the second floor of the left elevation.

Mr. Mitchell then stated that he was agreeable to all of the recommended conditions of approval.

On a motion made by Commissioner Lupo, Jr., and seconded by Commissioner Vargas, Jr., the following resolution was approved:

Whereas: The Planning and Zoning Commission has reviewed a site plan application for the construction of a single family home at 2 West Clay Street; and

- Whereas: The site plan meets all of the standards of the R-3 district with regard to density, frontage, and coverage, front, side, and rear yard setbacks; building height, and parking; and
- Whereas: The proposed building is consistent with the City's Plan of Conservation and Development which calls for medium density residential development; and
- Whereas: 2 West Clay Street is a substandard, legal record lot that existed before 1968 and is thereby non-conforming and suitable for development; and
- Whereas: The plan shows adequate landscaping for the site; Now, Therefore, Be It
- Resolved: That the Planning and Zoning Commission hereby approves the site plan for the construction of a single family home at 2 West Clay Street as shown on the layout plan entitled "Plot Plan, prepared for Habitat for Humanity, 2 West Clay Street, Hartford, Connecticut" dated 10-30-09, scale 1"=20', prepared by F.A. Hesketh and Associates, Inc., 6 Creamery Brook, East Granby, CT 06026, (GI-1) General Information, dated 1-6-10, (A-1) Exterior Elevations, scale 1/4"=1'-0", dated 1-6-10, (A-2) Exterior Elevations, scale 1/4"=1'-0", dated 1-6-10, (A-3) Foundation Plan and Building Sections, dated 1-6-10, scale 1/4"=1'-0", (A-4) First and Second Floor Plans, scale 1/4"=1'-0", dated 1-6-10, (A-5) First and Second Framing Plans, dated 1-6-10, scale 1/4"=1'-0", (A-6) Building Sections, dated 1-6-10, scale 1/4"=1'-0", (A-7) Roof Framing Plan and Truss Diagram, dated 1-6-10, scale 1/4"=1'-0", all prepared by RPM Architecture, 63 Foxbrook Road, East Hartford, Ct 06108, subject to the following conditions:
1. The roof pitch be increased to 12:10
 2. A decorative window be added to the left elevation
 3. The applicant submits a site lighting plan

Resolved: This twenty third day of March, 2010.

The following Commissioners voted affirmatively: Bobowski, Lupo, Jr., Shannon, Blatt, Vargas, Jr., and Pleasent.

c. CGS 8-24 Review

i. 198 Collins Street (Sigourney Mews) – Renegotiation and extension of the land lease.

Mr. O'Brien stated that before the City Council can sell or lease any property that it must be referred to the Planning and Zoning Commission for their review.

On a motion made by Commissioner Blatt, and seconded by Commissioner Vargas, Jr., the following resolution was passed:

Whereas, The Planning and Zoning Commission has received a referral from the Court of Common to review the land lease at 198 Collins Street (Sigourney Mews); and

Whereas, The subject property owned by the City contains a 78 unit affordable housing complex; and

Whereas, The housing complex is in need of major renovations; and

Whereas, The intent of the resolution before the Court of Common Council is to facilitate the substantial renovation of Sigourney Mews, improve the energy efficiency of the existing units, and put in place a condominium conversion plan in the 16th year; and

Whereas, Now Therefore be It

Resolved: That the Planning and Zoning Commission forwards a recommendation to the Court of Common Council that the subject property be converted into condominiums during the earlier stage of the 16-year lease.

All of the Commissioners voted in favor of the motion.

ii. 1020 Wethersfield Avenue – Authorization for the sale of city-owned property to the Metropolitan District Commission

On a motion made by Commissioner Lupo, Jr., and seconded by Commissioner Shannon, the following resolution was passed:

Whereas, The Planning and Zoning Commission has received a referral from the Court of Common Council to review the disposition of land at 1020 Wethersfield Avenue; and

Whereas, The subject property owned by the City, contains two double sided billboards, and comprises thirteen 13 acres of land and being part of a larger City owned property comprising approximately twenty one (21) acres of land; and

Whereas, The Metropolitan District desires to purchase a certain portion of the property including the aforementioned billboard; and

Whereas, The site plan shows two billboards on the site; and

Whereas, Two billboard are located within one thousand feet of each other, making the billboards non-conforming; and

Whereas, The Planning and Zoning Commission recommends the billboards be taken down as part of the agreement:Now Therefore be It

Resolved: That the Planning and Zoning Commission hereby recommends the the Court of Common Council dispose of the property located at 1020 Wethersfield Avenue with the recommendation that the billboards be taken down.

III. Minutes – February 4, 2010, February 9, 2010, February 11, 2010, February 16, 2010, February 23, 2010

The minutes of February 4, 2010, February 9, 2010, February 11, 2010, February 16, 2010, and February 23, 2010 were not addressed.

IV. New/Old Business

Mr. O'Brien discussed the proposal for Nelton Court and stated that the design is not well incorporated into the rest of the neighborhood so other options are being explored.

Mr. O'Brien also discussed a Habitat for Humanity property on South Marshall Street. He stated that they are building 17 duplexes, however the design illustrates an automobile dependent development with garages at the ground level and porches on the second level. He stated that the neighborhood supports the development, but that he hopes to accomplish the best possible design.

A discussion occurred amongst the Commissioners with a decision to have 6 feet of usable space as a porch requirement for Habitat for Humanity houses.

V. Adjournment

Respectfully submitted,

Roger J. O'Brien, Secretary/Director